

# City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: east side of Almaden Road, approximately 450 feet south of McKean Road (19600 ALMADEN RD)

Permit/Project No.: PD07-051 Issuance Date: 04/25/08

Prepped By: MSTAHLHU Closed By: JFONG RSN: 1269512

Category	Document Type	Sub Document Type
<input type="checkbox"/> (EF) Environmental Files (203)	<input type="checkbox"/> (PP) Public Project Files (203-03)	<input type="checkbox"/> (EN) EIR <input type="checkbox"/> (DA) Approved Document <input type="checkbox"/> (EM) Maps <input type="checkbox"/> (AE) Application <input type="checkbox"/> (AG) Agency Correspondence <input type="checkbox"/> (EG) General Correspondence <input type="checkbox"/> (TR) Technical Reports <input type="checkbox"/> (RE) Archaeological Reports <input type="checkbox"/> (EP) Plans
<input type="checkbox"/> (GP) General Plan (204)	<input type="checkbox"/> (GA) General Plan Amendments (204-02)	<input type="checkbox"/> (AM) Amendment <input type="checkbox"/> (AA) Application <input type="checkbox"/> (CG) Correspondence
	<input type="checkbox"/> (GE) Environmental Review (for 204 series GP Amendments)	<input type="checkbox"/> (GD) Approved Document <input type="checkbox"/> (GI) EIR <input type="checkbox"/> (GS) Supporting Documents <input type="checkbox"/> (GT) Technical Reports <input type="checkbox"/> (GR) Archaeological
X (DR) Development Review (207)	X (PR) Projects (207-02, 207-03, etc.)	<input type="checkbox"/> (ZN) Zoning <input type="checkbox"/> (PE) Permit <input type="checkbox"/> (MP) Maps <input type="checkbox"/> (AP) Application <input checked="" type="checkbox"/> (AC) Agency Correspondence <input type="checkbox"/> (GC) General Correspondence <input type="checkbox"/> (PL) Plans
	<input type="checkbox"/> (ER) Environmental Review (for 207 series Project Files)	<input type="checkbox"/> (EA) Approved Document <input type="checkbox"/> (EI) EIR <input type="checkbox"/> (ES) Supporting Documents <input type="checkbox"/> (ET) Technical Reports <input type="checkbox"/> (AR) Archaeological
	<input type="checkbox"/> (AD) Adjustments (207-12)	<input type="checkbox"/> (DO) Documents <input type="checkbox"/> (PA) Plans
	<input type="checkbox"/> (PI) Public Info Letters (207-29)	<input type="checkbox"/> (LE) Letter <input type="checkbox"/> (LS) Supporting Docs

# Memorandum

**TO:** Michelle Stahlhut  
Planning and Building

**FROM:** Ebrahim Sohrabi  
Public Works

**SUBJECT: FINAL RESPONSE TO  
DEVELOPMENT APPLICATION**

**DATE:** 04/22/08

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PLANNING NO.: PD07-051/PT07-046  
DESCRIPTION: Planned Development Permit to demolish an existing warehouse building and construct six single-family detached residences on a 1.09 gross acre site  
LOCATION: east side of Almaden Road, approximately 450 feet south of McKean Road  
P.W. NUMBER: 3-18241

Public Works received additional information for the subject project on 04/21/08 and submits the following comments and requirements.

## **Project Conditions:**

**Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract Map by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
2. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes 25 units of Single Family attached or less.
3. **Grading/Geology:**
  - a) A grading permit is required prior to the issuance of a Public Works Clearance.
  - b) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.

- c) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
  - d) The Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). A recommended depth of 50 feet should be explored and evaluated in the investigation.
- 4. **Overland Release:** The proposed project site historically and currently drains to the back through a 20' wide recorded storm drainage easement which flows to McKean Road. Under the project scenario, the amount of impervious surface will be decreased, therefore improving the existing condition. Additional overland release easement will not be required.
- 5. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29.
  - a) The project's Stormwater Control Plan and numeric sizing calculations have been reviewed and this project will be in conformance with City Policy 6-29.
  - b) The proposed private street and driveway shall be constructed with pervious paver blocks.
  - c) Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
  - c) A post construction Final Report is required by the Director of Public Works from a Civil Engineer retained by the owner to observe the installation of the BMPs and stating the all post construction storm water pollution control BMPs have been installed as indicated in the approved plans and all significant changes have been reviewed and approved in advance by the Department of Public Works
- 6. **Flood: Zone D:** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.



7. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
8. **Parks:** In accordance with the Parkland Dedication and Park Impact Ordinances (SJMC 19.38/14.25), the park impact fee will be due for any additional living units that are built.
9. **Undergrounding:**
  - a) The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Almaden Road prior to issuance of a Public Works clearance. 100 percent of the base fee in place at the time of payment will be due. (Currently, the base fee is \$224 per linear foot of frontage.)
  - b) The Director of Public Works may, at her discretion, allow the developer to perform the actual undergrounding of all off-site utility facilities fronting the project adjacent to Almaden Road. Developer shall submit copies of executed utility agreements to Public Works prior to the issuance of a Public Works Clearance.
10. **Street Improvements:**
  - a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
  - b) The proposed sidewalk shall be 10' wide.
  - c) Close unused driveway cut(s).
  - d) Proposed driveway width to be 26'.
  - e) Reconstruct half street along Almaden Road frontage including curb, gutter, sidewalk, and pavement sections.
11. **Complexity Surcharge (In-Fill):** This project has been identified as an in-fill project, and as such is subject to the following: Based on established criteria, the public improvements associated with this project have been rated medium complexity. An additional surcharge of 25% will be added to the Engineering & Inspection (E&I) fee collected at the street improvement stage.
12. **Electrical:**
  - a) Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans. Installation, relocation and relamping of existing electroliers may be required.
  - b) Provide clearance for electrical equipment from driveways, and relocate driveway or electrolier. The minimum clearance from driveways is 5' in residential areas.
13. **Street Trees:**
  - a) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
  - b) Contact the City Arborist at (408) 277-2756 for the designated street tree.
  - c) Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and

Construction of City Streetscape Projects". Street trees shall be installed in cut-outs at the back of curb. Obtain a DOT street tree planting permit for any proposed street tree plantings.

14. **Private Streets:**

- a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
- b) The proposed sanitary sewer pump in private street requires Public Works and Building Department review and approval.
- c) This project shall provide a minimum 10' private storm drainage easement along the side of Lot 6 for the proposed private storm drainage system. This may require a Planning permit adjustment or amendment.
- d) The proposed private street shall be constructed with a pervious material. Concrete blocks will not be accepted.
- e) The plan set includes details of private infrastructure improvements. The details are shown for information only; final design shall require the approval of the Director of Public Works.

Please contact the Project Engineer, Vivian Tom, at (408) 535-6819 if you have any questions.



Ebrahim Sohrabi  
Senior Civil Engineer  
Transportation and Development Services Division



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# RECEIVED

JUN 21 2007



CITY OF SAN JOSE  
DEVELOPMENT SERVICES

## Memorandum

**TO:** Michelle Stahlhut

**FROM:** Nadia Naum-Stoian

**SUBJECT: INITIAL RESPONSE TO  
DEVELOPMENT APPLICATION**

**DATE:** 06/14/07

Re: Plan Review Comments

PLANNING NO: PD07-051

DESCRIPTION: Planned Development Permit to demolish an existing warehouse building and construct six single-family detached residences on a 1.09 gross acre site

LOCATION: east side of Almaden Road, approximately 450 feet south of McKean Road

ADDRESS: east side of Almaden Road, approximately 450 feet south of McKean Road (19600 ALMADEN RD)

FOLDER #: 07 016545 DV

The Fire Department's review was limited to verifying compliance of the project to Article 9, Appendix III-A, and Appendix III-B of the 2001 California Fire Code with City of San Jose Amendments (SJFC). Compliance with all other applicable fire and building codes and standards relating to fire and panic safety shall be verified by the Fire Department during the Building Permit process.

These comments are based on the following information from drawings dated 5/15/07 by CB Bassal Design

Largest building: +/-3,000 sq. ft.

Construction Type: V N

Occupancy Group: R3

Number of stories: 2

1. The project plans as submitted, do not comply with the Fire Code. We recommend that the applicant be advise to address the following immediately:

a) Fire apparatus access roads are not in accordance with the requirements of the SJFC. Bulb size is not per approved detail turn-around for Fire Apparatus. Diameter needs to be 100 feet, or provide hammerhead.

b) The plans do not indicate that the required fire flow of 1000 GPM will be available at the project site. Please ask the applicant to immediately contact Jim Bariteau of San Jose Water Co. at 408-279-7874 to get the water flow information.

c) The plans do not show location of hydrants. The required fire flow shall be provided through 1 hydrant to be added within 175 feet from the dead end.

2. Please advise the applicant to submit plans to the Fire Department that provide the following information:

a) Width, length, and grade of the fire apparatus access roads, streets, avenues, and the like. Every portion of all building exterior walls shall be within 150 feet of an access road. The fire access shall:

- be at least 20 feet wide; OK
- have an unobstructed vertical clearance of not less than 14 feet; SPECIFY
- be designed and maintained to support the loads of fire apparatus of at least 69,000 pounds; SPECIFY
- have a minimum inside turning radius of 30 feet and an outside turning radius of 50 feet;
- be designed with approved provisions for turning around of fire apparatus if it dead ends and is in excess of 150 feet; NOT COMPLIANT
- **Curbs are required to be painted red and marked as "Fire Lane - No Parking" under the following conditions: (show exact locations on plan)**

i) **Roads, streets, avenues, and the like that are 20 to less than 26 feet wide measured from face-of-curb to face-of-curb shall have curbs on both sides of the road painted and marked**

i) **Roads, streets, avenues, and the like that are 26 to less than 32 feet wide measured from face-of-curb to face-of-curb shall have one curb painted and marked**

b) Location of fire hydrants. The average distance between hydrants shall not exceed 500 feet, 250 feet from property frontage, 175 feet from dead end street.

c) Available fire flow. Provide a copy of the letter from San Jose Water Co. that indicates the water flow available.



There is an existing public hydrant close to the property going South on Almaden Rd.

All exterior structures shall be within 150 feet from an approved emergency vehicle access road without crossing property lines as per fire code. If crossing property lines recorded easement to be provided.

*Note:* The plans shall be submitted to the Fire Department *by appointment only* (call Nadia Naum-Stoian) as soon as possible.

A handwritten signature in black ink, appearing to be 'Nadia Naum-Stoian', written in a cursive style.

Nadia Naum-Stoian  
Fire Protection Engineer  
Bureau of Fire Prevention  
Fire Department  
(408) 535-7699